

August 2024

Dear Cross Creek Owner,

The Cross Creek Budget Ratification Meeting will be held on Monday, September 16, 2024 at 5:00 pm MTN. The Meeting will be held via video conference call.

The Cross Creek Board of Directors met and did a diligent review of the budget. There is a dues increase of 10.51% to 10.83% proposed in this budget. This increase is primarily due to an anticipated increase of 29% in the insurance premium for the 2025 renewal period.

The Board is also getting cost estimates for performing reserve studies on the 100 buildings, the 200/300 buildings and the center building & grounds. This will provide a professional assessment by an engineer of necessary capital improvements, the timing of these improvements and cost assessments. This will be used to update the existing reserve budgets. Future reserve contributions will be based on the reserve study recommendations.

Topic: Cross Creek Budget Ratification Meeting

Time: Sep 16, 2024 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88242474995?pwd=8giOxap31C7znYGWAYXTlg5XOqYRY3.1>

Meeting ID: 882 4247 4995

Passcode: 455231

Dial by your location

- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

Meeting ID: 882 4247 4995

Passcode: 455231

Meeting Agenda

- I. Call to Order
- II. Presentation of 2024-25 Budget/ Owner Comments
- III. Consideration of Ratification
- IV. Adjourn

Colorado law requires that HOA budgets be presented at a formal meeting of the Owners prior to adoption. A quorum is not necessary. Unless opposed by 51% of the Owners, the budget is considered ratified.

If you have any questions, please contact Steve Wahl with Summit Resort Group Property Management at 970-468-9137 or by email at swahl@srgsummit.com.

Thank you,

Cross Creek Board of Directors